

8666

KNOW ALL MEN BY THESE PRESENTS that I, EVA D. GARDNER,

of Amherst,

Hampshire

County, Massachusetts

~~being married~~, for consideration paid, and in full consideration of \$52,900.00grants to HUGH T. KIRLEY and SHIRLEY J. KIRLEY, husband and wife, as joint tenants
with right of survivorship.

of 78 Cave Hill Road, Leverett, Franklin County, Ma.

with warranty covenants

the land in Amherst, County of Hampshire, Massachusetts, on the Northerly side of
Strong Street, together with the buildings thereon, bounded and described as follows:
[Description and encumbrances, if any]TRACT I. The land in Amherst, shown as Lots 16 and 17 on plan entitled, "Wildwood
Subdivision", Amherst, Massachusetts, July 1940, as extended March, 1951 recently
recorded in Hampshire County Registry of Deeds, bounded and described as follows:

Lot #16. Beginning at a point marking the Southwesterly corner of this lot, said point is easterly, along the Northerly line of Strong Street, three hundred forty and four tenths (340.4) feet from the intersection of the Northerly line of said Strong Street and the Easterly line of East Pleasant Street; thence from said place of beginning Northerly, along the Easterly line of a proposed street as shown on said plan, one hundred forty-one and nine tenths (141.9) feet, more or less, to an iron pipe marking the Northwesterly corner of this lot; thence Easterly along Lot #17 as shown on said plan, and other land of the Amherst Cemetery Association, two hundred (200) feet to a point; thence Southerly, along land of the Amherst Cemetery Association one hundred forty (140) feet, more or less, to a point in the Northerly line of said Strong Street; thence Westerly along the Northerly line of said Strong Street, two hundred (200) feet, more or less, to the point of beginning.

Lot #17. Beginning at an iron pipe marking the Southwesterly corner of this lot, said iron pipe also marks the Northwesterly corner of Lot #16, above described; thence Northerly, along said proposed street, one hundred (100) feet to a point; thence Easterly, along Lot #18 as shown on said plan, one hundred fifty (150) feet to a point; thence Southerly, along other land of the Amherst Cemetery Association, one hundred (100) feet to a point in the Northerly line of said Lot #16; thence Westerly along said Lot #16, one hundred fifty (150) feet to the point of beginning.

SUBJECT TO RESTRICTIONS that (1) not more than one house shall be built on Lot #16 and not more than one house shall be built on Lot #17; (2) No house built on either of said lots shall be designed to accommodate more than one family; and (3) the setback of houses built on either of said lots shall be at least thirty (30) feet from the street lines.

For title see deed of the Amherst Cemetery Association to Harold L. Gardner and Eva D. Gardner, dated March 16, 1951 and recorded with the Hampshire County Registry of Deeds, Book 1089, Page 120.

TRACT II. The land in said Amherst, near Strong Street, bounded and described as follows:

Beginning at a point marking the Northeasterly corner of Lot #16 as shown on plan entitled, "Wildwood Subdivision", Amherst, Massachusetts, July, 1940 as extended March, 1951, recorded in Hampshire County Registry of Deeds, Plan Book 37, Page 15; thence westerly along a portion of the Northerly line of said Lot #16 fifty (50) feet to a point marking the Southeasterly corner of Lot #17 as shown on said plan; thence Northerly along said Lot #17 one hundred (100) feet to the Northwesterly corner of the land described. Thence S. 88° 25' E. fifty (50) feet to a point; thence S. 1° 35' W. one hundred (100) feet to the place of beginning.

Including in this conveyance a forty (40) foot wide right of way (in common with others) for all reasonable purposes; in the unnamed street shown on said plan from the Northerly line of Strong Street to the Northwesterly corner of Lot #17 shown on said plan.

For title see deed of Amherst Cemetery Association to Harold L. Gardner and Eva D. Gardner, dated July 3, 1951 and recorded with Hampshire County Registry of Deeds, Book 1569, Page 278.

My title is derived to Tract I and Tract II as surviving joint tenant. Harold L. Gardner being deceased, late a resident of Amherst, Massachusetts.

SUBJECT TO an order of taking by the Inhabitants of the Town of Amherst for sewer installation, dated May 26, 1970 and recorded in Hampshire County Registry of Deeds, Book 1572, Page 682.

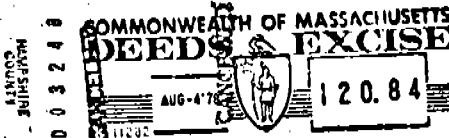
SEE
BOOK 2667
PAGE 250SEE
BOOK 2667
PAGE 251SEE
BOOK 3221
PAGE 159SEE
BOOK 3221
PAGE 160

2044-34

Witness my hand and seal this 2nd day of August 1978

John R. Ennis

Eva D. Gardner
Eva D. Gardner



The Commonwealth of Massachusetts

Hampshire,

ss.

August 2,

1978

Then personally appeared the above named EVA D. GARDNER

and acknowledged the foregoing instrument to be

her

free act and deed, before me

John R. Ennis
John R. Ennis Notary Public - ~~XXXXXXXXXXXX~~

My Commission Expires March 1 1979

AUGUST 4, 1978 At 11 o'clock and 45min. AM. Rec'd, Ent'd, Exam'd.,